

FEE \$10.00

PERMIT #

13508

FENCE PERMIT
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

Property Address: 874 Grand Vista Way
Property Tax No: 2701-261-42-007
Subdivision: Grand Vista
Property Owner: Patsy Miracle
Owner's Telephone: 248-5194
Owner's Address: Same
Contractor's Name: Valleywide Fence
Contractor's Telephone: 523-8150
Contractor's Address: 3272 F Rd.
Fence Material & Height: tan vinyl 6' + tan vinyl 36"

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
SPECIAL CONDITIONS
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater.
Side from PL Rear from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 3/29/2005
Community Development's Approval [Signature] Date 4-1-05
City Engineer's Approval (if required) Date

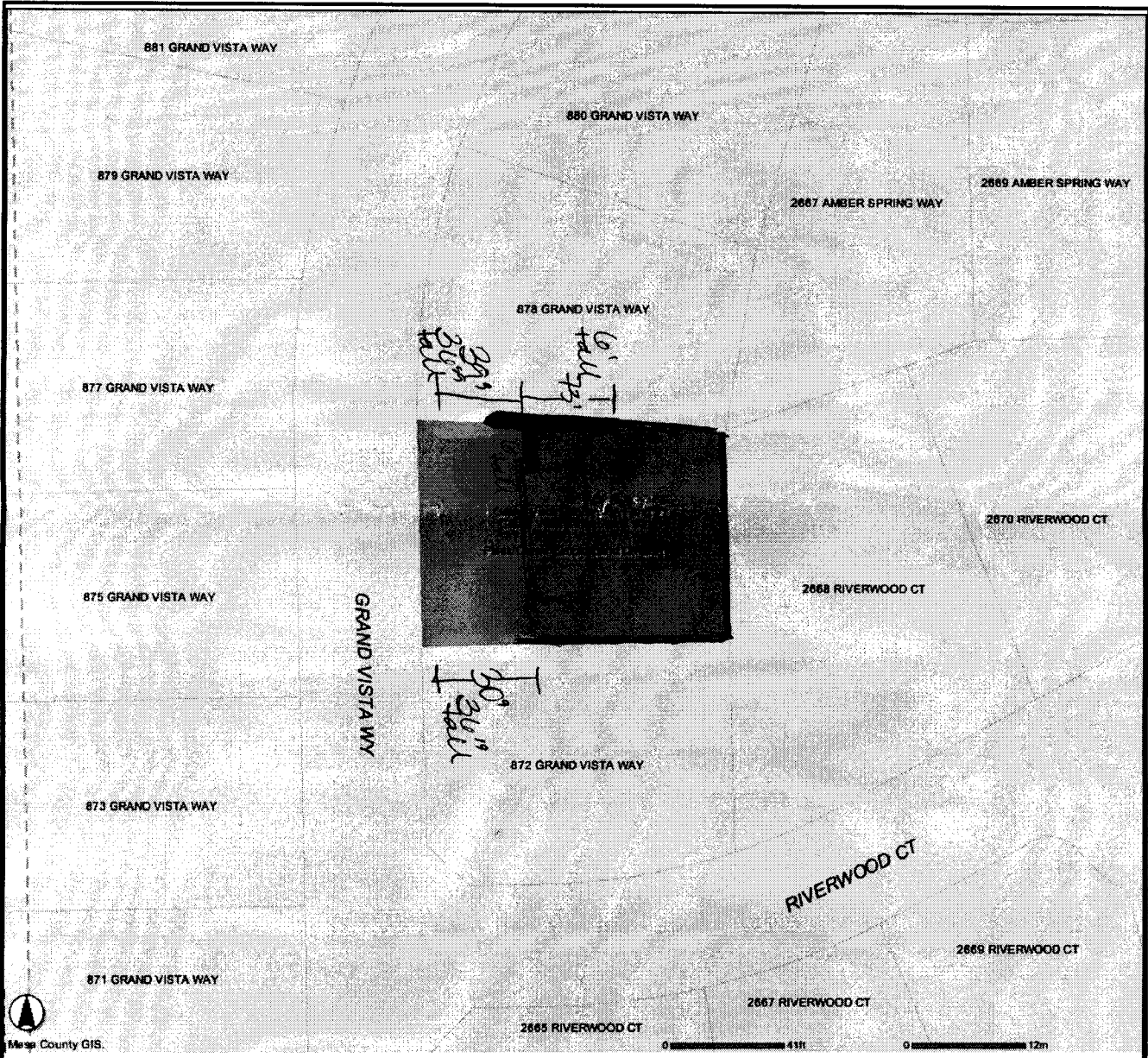
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

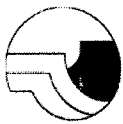
(Pink: Code Enforcement)

Patsy Miracle
874 Grand Vista Way



Mesa County GIS.

0 43ft 0 12m



Mesa County GIS
544 Rood Ave.
Grand Junction, CO 81501

DISCLAIMER : The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for

— = Existing
 — = 36" tall
 — = 6' tall
LEGEND

- + Hospitals
- ★ Police Stations
- ▲ Fire Stations
- ⌵ Schools
- ⚡ State Highways
- ⚡ Roads
- Lakes
- ⚡ Canals
- Colorado National Monument
- BLM Special Areas
- ▨ Black Ridge Canyons
- ▨ COLORADO CANYONS NATIONAL CONSERVATION AREA
- ▨ BLM
- ▨ National Forest